

FILE NO.

GROUND LEASE

This Ground Lease, made and entered into as of August 23, 1995 by J.J. JONES A 8:58
between PLASIDO M. TAGABUEL, having his address at P.O. Box 58205, SAIPAN
MP 96950 referred to herein as "Lessor", and TRIPLE J SAIPAN, INC, a CORPORATION
CNMI corporation, having its address at P. O. Box 487, Saipan, MP 96950 referred to
herein as "Lessee",

WITNESSETH:

In consideration of the rent hereinafter reserved and of the covenants herein contained to be observed and performed, Lessor does hereby demise and let unto Lessee, and Lessee does hereby lease from Lessor, the real property described in section 1:

1. Description of Premises. The Premises consists of improved and unimproved real property, lying and being situated in Saipan, CNMI, more particularly described as:

Lot 2003-4-2 containing an area of 1,013 square meters, more or less, as shown in Exhibit "A" incorporated herein by reference:

together with Lessor's easements and appurtenances in adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to and from abutting highways or streets for the use and benefit of the above-described parcel(s) of real property, including any improvements now or hereinafter situated thereon. The parcels of real property described in Exhibit "A" together with any existing improvements and improvements subsequently erected thereon during the term of this Lease and the

95-2124

GROUND LEASEFILE NO. 95-2124

This Ground Lease, made and entered into as of August 23, 1995 by and between ANN C. TAGABUEL having her address at Box 3694 SAIPAN referred to herein as "Lessor", and TRIPLE J SAIPAN, INC., a CNMI corporation, having its address at P. O. Box 487, Saipan, MP 96950 referred to herein as "Lessee";

BOOK _____ PAGE _____
05 AUG 25 A8:58
COMMONWEALTH RECORDERWITNESSETH:

In consideration of the rent hereinafter reserved and of the covenants herein contained to be observed and performed, Lessor does hereby demise and let unto Lessee, and Lessee does hereby lease from Lessor, the real property described in section 1:

1. Description of Premises. The Premises consists of improved and unimproved real property, lying and being situated in Saipan, CNMI, more particularly described as:

Lot 2003-4-3 containing an area of 862 square meters, more or less, as shown in Exhibit "A" incorporated herein by reference:

together with Lessor's easements and appurtenances in adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to and from abutting highways or streets for the use and benefit of the above-described parcel(s) of real property, including any improvements now or hereinafter situated thereon. The parcels of real property described in Exhibit "A" together with any existing improvements and improvements subsequently erected thereon during the term of this Lease and the

FILE NO. 148-148**GROUND LEASE**
FILE NO. 95-2205

This Ground Lease, made and entered into as of August 25, 1995 by and between PLASIDO M. TAGABUEL, having his address at P.O. Box 5825, Saipan, MP 96950 referred to herein as "Lessor", and TRIPLE U'SAIPAN, INC., a CNMI corporation, having its address at P. O. Box 487, Saipan, MP 96950 referred to herein as "Lessee",

WITNESSETH:

In consideration of the rent hereinafter reserved and of the covenants herein contained to be observed and performed, Lessor does hereby demise and let unto Lessee, and Lessee does hereby lease from Lessor, the real property described in section 1:

1. **Description of Premises.** The Premises consists of improved and unimproved real property, lying and being situated in Saipan, CNMI, more particularly described as:

Lot 2003-4-2 containing an area of 1,013 square meters, more or less, as shown in Exhibit "A" incorporated herein by reference:

together with Lessor's easements and appurtenances in adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to and from abutting highways or streets for the use and benefit of the above-described parcel(s) of real property, including any improvements now or hereinafter situated thereon. The parcels of real property described in Exhibit "A" together with any existing improvements and improvements subsequently erected thereon during the term of this Lease and the

GROUND LEASEFILE NO. 95-2204FILE NO. 45-2142

This Ground Lease, made and entered into as of August 23, 1995 by and 8:58 am
between ANN C. TAGABUEL having her address at BOX 3694 SAIPAN
M.P. 96950 referred to herein as "Lessor", and TRIPLEX SAIPAN, INC., CNMI
corporation, having its address at COMMON BOX 487, Saipan, MP 96950 referred to herein
as "Lessee",

WITNESSETH:

In consideration of the rent hereinafter reserved and of the covenants herein contained to be observed and performed, Lessor does hereby demise and let unto Lessee, and Lessee does hereby lease from Lessor, the real property described in section 1:

1. Description of Premises. The Premises consists of improved and unimproved real property, lying and being situated in Saipan, CNMI, more particularly described as:

Lot 2003-4-3 containing an area of 862 square meters, more or less, as shown in Exhibit "A" incorporated herein by reference:

together with Lessor's easements and appurtenances in adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to and from abutting highways or streets for the use and benefit of the above-described parcel(s) of real property, including any improvements now or hereinafter situated thereon. The parcels of real property described in Exhibit "A" together with any existing improvements and improvements subsequently erected thereon during the term of this Lease and the

FILE NO. 95-2552

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(Space above for Recordation Purposes only)

BOOK 7 PAGE 154

COMMONWEALTH RECORDER

**COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS
SAIPAN, MARIANA ISLANDS**

LEASE AGREEMENT

This Lease Agreement, is made as of the 4th day of October, 1995, on Saipan, Commonwealth of the Northern Mariana Islands, by and between DIVISION OF PUBLIC LANDS, DEPARTMENT OF LANDS AND NATURAL RESOURCES, its successors and assigns ("Government"), whose offices are located at Capitol Hill, Saipan, Mariana Islands, and TRIPLE J SAIPAN, INC., its successors and assigns ("Lessee"). The parties agree as follows:

ARTICLE 1. GRANT OF PREMISES

The Government hereby leases to Lessee the described real property known as Lot No. 090 D 01, containing an area of 3,000 square meters, more or less, located in Saipan, Commonwealth of the Northern Mariana Islands, as shown on DLS Check No. 090 D 00, Commonwealth Recorder's File No. 91-065, dated January 3, 1991, attached hereto as Exhibit "A" which is incorporated herein and made a part hereof by reference, together with all existing improvements thereon and appurtenances thereto, hereinafter called the "Premises".

FILE NO. 96-1208

96 MAY 14 A1:17

(Space above for Recordation Purposes Only)BOOK 8 PAGE 32

COMMONWEALTH RECORDER

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6 COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS
7 SAIPAN, MARIANA ISLANDS
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10 AMENDMENT TO LEASE AGREEMENT
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13 This Amendment to Lease Agreement, made this 13th day of May, 1996, on
14 Saipan, Mariana Islands, by and between the DIVISION OF PUBLIC LANDS,
15 DEPARTMENT OF LANDS AND NATURAL RESOURCES, its successors and assigns
16 ("Government"), whose offices are located at Capitol Hill, Saipan, Mariana Islands, and
17 TRIPLE J SAIPAN, INC., a CNMI Corporation, its successors and assigns ("Lessee").
18 The Government and the Lessee agree as follows:

19 Article 2 of the Lease Agreement dated October 4, 1995, between the parties
20 hereto, and recorded at the office of the Commonwealth Recorder of Deeds on October
21 5, 1995, as file number 95-2552, is hereby amended to read as follows:

22 "ARTICLE 2. PURPOSE
23

24 The property shall be used, except with the written consent of the
25 Government, for sales and services of general automotive products and
26 general merchandise and food products, including but not limited to fuel
products; auto inspection; an office; and warehouse space necessary for
the conduct of Lessee's business and other related purposes.

GROUND LEASE

FILE NO.

96-1552

This Ground Lease, made and entered into as of MAY 7th, 1996 by and
 between RITA O. KIM, VICENTA O. EAGLESON, DIGNA F. ORONIGO, JUAN F. SISON, P. O. P. H. N. O. S. I. O. N. and LUCRETIA ORONIGO, SISON, CONNIE M. A. T. H. N. U. R. D. E. R. FLISCIA O. SAHAGON and LINDA F. ORONIGO (hereafter individually and collectively
 "Lessor") and TRIPLE J SAIPAN, INC., a CNMI corporation, having its address at P. O.
 Box 487, Saipan, MP 96950 referred to herein as "Lessee",

WITNESSETH:

In consideration of the rent hereinafter reserved and of the covenants herein contained to be observed and performed, Lessor does hereby demise and let unto Lessee, and Lessee does hereby lease from Lessor, the real property described in section 1:

1. Description of Premises. The Premises consists of improved and unimproved real property, lying and being situated in Saipan, CNMI, more particularly described as:

Lot No. 012 H 036, formerly Lot No. 6 Block 79, situated in Chalan Kanoa and containing an area of 1,175 square meters, more or less, as more particularly described on Drawing/Cadastral Plat No. 012 H 00 (registered with the Land Registry as Document No. 703),

together with Lessor's easements and appurtenances in adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to and from abutting highways or streets for the use and benefit of the above-described parcel(s) of real property, including any improvements now or hereinafter situated thereon. The above-described parcels of real property, together with any existing improvements and improvements subsequently

Q

Bob

ANNUAL CORPORATION REPORT

Filing Fee \$50.00 / Make Check Payable to: CNMI TREASURER
File Original and One Copy

FILING: THE INITIAL REPORT MUST BE FILED WITHIN 60 DAYS OF INCORPORATION.
ANNUAL REPORT MUST BE FILED ON OR BEFORE MARCH 1ST OF EACH YEAR.

2005 DEC 22 PM 7 02

Bo Jones

#1217781

FILE WITH: REGISTRAR OF CORPORATIONS
Office of the Attorney General
2nd Floor Administration Bldg/Capitol Hill
Saipan, MP 96950

INITIAL REPORT REPORT FOR THE YEAR 2004
CHECK ONE: Domestic Corporation Foreign Corporation

Name, Mailing Address & Telephone No. of Corporation: (Attach map showing location if address is only a P. O. Box)

TRIPLE J SAIPAN, INC.
P.O. Box 500487 Saipan, MP 96950
Tel. No. 234-1795

Name, Mailing Address & Telephone No. of Registered Agent: (Attach Map showing location if address is only a P. O. Box)

ROBERT H. JONES
P.O. Box 500487 Saipan, MP 96950
Tel. No. 234-1795

LIST OF DIRECTORS:

<u>Name</u>	<u>Nationality</u>	<u>Address</u>
ROBERT H. JONES	U.S. CITIZEN	P.O. BOX 500487 Saipan
MARGARET A. JONES	U.S. CITIZEN	P.O. Box 500487 Saipan
JEFFREY B. JONES	U.S. CITIZEN	P.O. Box 6066 Tamuning GU

LIST OF OFFICERS:

<u>Name</u>	<u>Position</u>	<u>Nationality</u>	<u>Address</u>
ROBERT H. JONES	President	U.S. Citizen	P.O. Box 500487 Saipan
JEFFREY B. JONES	Exec. VP	U.S. Citizen	P.O. Box 6066 Tamuning GU
MARGARET A. JONES	Treasurer	U.S. Citizen	P.O. Box 500487 Saipan
JAY B. JONES	Secretary	U.S. Citizen	P.O. Box 500487 Saipan

DESCRIPTION OF BUSINESS ACTIVITIES - List all lines of business:

AUTO DEALER: NEW & USED, GENERAL AUTO REPAIR SHOP, REAL ESTATE BROKER, GENERAL CONSTRUCTION CONTRACTOR, BUSINESS CONSULTING SERVICE, RETAIL GENERAL MERCHANDISE, IMPORT/EXPORT (EXCEPT GARMENTS), RESTAURANT

STOCK ISSUED AND OUTSTANDING:

<u>Number of Shares</u>	<u>Class of Shares</u>	<u>Amount Paid for Shares</u>
687	Common	\$68,700 or \$100/share

NAME OF SHAREHOLDERS	IMMIGRATION STATUS	NATIONALITY	NUMBER OF SHARES HELD
ROBERT H. JONES	US CITIZEN	AMERICAN	309
MARGARET A. JONES	US CITIZEN	AMERICAN	308
GEORGIA STAFFORD	US CITIZEN	AMERICAN	32
TRIPLE J AUTO DISTRIBUTORS, INC.			38

Date:

Signature

2/22/05

JAY B. JONES, Secretary

PRINT NAME & TITLE OF PERSON SIGNING
(Must be Director or Officer of the Corporation.)

ANNUAL CORPORATION REPORT

**Filing Fee \$50.00 / Make Check Payable to: CNMI TREASURER
File Original and One Copy**

**FILING: THE INITIAL REPORT MUST BE FILED WITHIN 60 DAYS OF INCORPORATION.
ANNUAL REPORT MUST BE FILED ON OR BEFORE MARCH 1ST OF EACH YEAR.**

FILE WITH: REGISTRAR OF CORPORATIONS
Office of the Attorney General
2nd Floor Administration Bldg./Capitol Hill
Saipan, MP 96950

INITIAL REPORT **REPORT FOR THE YEAR** 2004
CHECK ONE: Domestic Corporation Foreign Corporation

205 FEB 12 PM 2002
#1217981

Name, Mailing Address & Telephone No. of Corporation: (Attach map showing location if address is only a P. O. Box)

TRIPLE J AUTO DISTRIBUTORS, INC.
P.O. Box 500487 Saipan, MP 96950
Tel. No. 234-1795

Name, Mailing Address & Telephone No. of Registered Agent: (Attach Map showing location if address is only a P. O. Box)

TRIPLE J SAIPAN, INC.
P.O. Box 500487 Saipan, MP 96950
Tel. No. 234-1795

LIST OF DIRECTORS:

<u>Name</u>	<u>Nationality</u>	<u>Address</u>
ROBERT H. JONES	US CITIZEN	P.O. Box 500487 Saipan
JEFFREY B. JONES	US CITIZEN	P.O. Box 6066 Tamuning GU
MARGARET A. JONES	US CITIZEN	P.O. Box 500487 Saipan
JAY B. JONES	US CITIZEN	P.O. Box 500487 Saipan

LIST OF OFFICERS:

<u>Name</u>	<u>Position</u>	<u>Nationality</u>	<u>Address</u>
ROBERT H. JONES	President	US CITIZEN	P.O. Box 500487 Saipan
JEFFREY B. JONES	Exec. VP	US CITIZEN	P.O. Box 6066 Tamuning GU
MARGARET A. JONES	Treasurer	US CITIZEN	P.O. Box 500487 Saipan
JAY B. JONES	Secretary	US CITIZEN	P.O. Box 500487 Saipan

DESCRIPTION OF BUSINESS ACTIVITIES - List all lines of business:

AUTO DEALER: NEW AND USED, RETAIL MERCHANDISE

STOCK ISSUED AND OUTSTANDING:

<u>Number of Shares</u>	<u>Class of Shares</u>	<u>Amount Paid for Shares</u>
100	Common	\$10,000 or \$100/share

<u>NAME OF SHAREHOLDERS</u>	<u>IMMIGRATION STATUS</u>	<u>NATIONALITY</u>	<u>NUMBER OF SHARES HELD</u>
ROBERT H. JONES	US CITIZEN	AMERICAN	1
MARGARET A. JONES	US CITIZEN	AMERICAN	1
JULIE B. MURRELL	US CITIZEN	AMERICAN	31
JEFFREY B. JONES	US CITIZEN	AMERICAN	31
JAY B. JONES	US CITIZEN	AMERICAN	31
GEORGIA STAFFORD	US CITIZEN	AMERICAN	1

Date:

Signature

2/22/05

JAY B. JONES, Secretary
PRINT NAME & TITLE OF PERSON SIGNING
(Must be Director or Officer of the Corporation.)

ANNUAL CORPORATION REPORT

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FILE WITH: REGISTRAR OF CORPORATIONS
 Office of the Attorney General
 2nd Floor Administration Bldg./Capitol Hill
 Saipan, MP 96950

INITIAL REPORT CHECK ONE: (X) Domestic Corporation () Foreign Corporation REPORT FOR THE YEAR 2004

Jay B. Jones
1217992

Name, Mailing Address & Telephone No. of Corporation: (Attach map showing location if address is only a P. O. Box)

TRIPLE J FIVE STAR WHOLESALE FOODS, INC.
 P.O. Box 500487 Saipan, MP 96950
 Tel. No. 322-0430

Name, Mailing Address & Telephone No. of Registered Agent: (Attach Map showing location if address is only a P. O. Box)

JAY B. JONES
 P.O. Box 500487 Saipan MP 96950
 Tel. No. 234-1795

LIST OF DIRECTORS:

<u>Name</u>	<u>Nationality</u>	<u>Address</u>
ROBERT H. JONES	US CITIZEN	P.O. Box 500487 Saipan
JEFFREY B. JONES	US CITIZEN	P.O. Box 6066 Tamuning GU
R. DAN MURRELL	US CITIZEN	P.O. Box 6066 Tamuning GU

LIST OF OFFICERS:

<u>Name</u>	<u>Position</u>	<u>Nationality</u>	<u>Address</u>
ROBERT H. JONES	President	US CITIZEN	P.O. Box 500487 Saipan
JEFFREY B. JONES	Exec. VP	US CITIZEN	P.O. Box 6066 Tamuning GU
R. DAN MURRELL	Secretary	US CITIZEN	P.O. Box 6066 Tamuning GU
MARGARET A. JONES	Treasurer	US CITIZEN	P.O. Box 500487 Saipan
JAY B. JONES	Asst. Secretary	US CITIZEN	P.O. Box 500487 Saipan

DESCRIPTION OF BUSINESS ACTIVITIES - List all lines of business:

RETAIL AND WHOLESALE GENERAL MERCHANDISE

STOCK ISSUED AND OUTSTANDING:

<u>Number of Shares</u>	<u>Class of Shares</u>	<u>Amount Paid for Shares</u>
1,000 (One Thousand)	Common	\$1,000.00

NAME OF SHAREHOLDERS	IMMIGRATION STATUS	NATIONALITY	NUMBER OF SHARES HELD
TRIPLE J SAIPAN, INC.			997
ROBERT H. JONES	CNMI RESIDENT	US	1
JEFFREY B. JONES	GUAM RESIDENT	US	1
R. DAN MURRELL	GUAM RESIDENT	US	1

Date:

Signature

2/22/05

JAY B. JONES Secretary

PRINT NAME & TITLE OF PERSON SIGNING
 (Must be Director or Officer of the Corporation.)

ANNUAL CORPORATION REPORT

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ANNUAL REPORT MUST BE FILED ON OR BEFORE MARCH 1ST OF EACH YEAR.

FILE WITH: REGISTRAR OF CORPORATIONS
Office of the Attorney General
2nd Floor Administration Bldg/Capitol Hill
Saipan, MP 96950

2005 FEB 27 PM 3:02
FEB 27 2005 J. B. Jones

INITIAL REPORT REPORT FOR THE YEAR 2004
CHECK ONE: Domestic Corporation Foreign Corporation

Name, Mailing Address & Telephone No. of Corporation: (Attach map showing location if address is only a P. O. Box)

TRIPLE J BUSINESS DEVELOPMENT, INC.
P.O. Box 500487 Saipan, MP 96950
Tel. No. 234-1795

Name, Mailing Address & Telephone No. of Registered Agent: (Attach Map showing location if address is only a P. O. Box)

TRIPLE J SAIPAN, INC.
P.O. Box 500487 Saipan, MP 96950
Tel. No. 234-1795

LIST OF DIRECTORS:

Name	Nationality	Address
ROBERT H. JONES	US CITIZEN	P.O. Box 500487 Saipan
MICHAEL S. BURGESS	US CITIZEN	205 Marata St. Tumon Guam
JEFFREY B. JONES	US CITIZEN	P.O. Box 6066 Tamuning GU
JAY B. JONES	US CITIZEN	P.O. Box 500487 Saipan
R. DAN MURRELL	US CITIZEN	P.O. Box 6066 Tamuning GU

LIST OF OFFICERS:

Name	Position	Nationality	Address
ROBERT H. JONES	PRESIDENT	US CITIZEN	P.O. Box 500487 Saipan
MICHAEL S. BURGESS	VICE PRESIDENT	US CITIZEN	205 Marata St. Tumon Guam
R. DAN MURRELL	SECRETARY	US CITIZEN	P.O. Box 6066 Tamuning GU
JAY B. JONES	ASST. SECRETARY	US CITIZEN	P.O. Box 500487 Saipan

DESCRIPTION OF BUSINESS ACTIVITIES - List all lines of business:

Business Consulting

STOCK ISSUED AND OUTSTANDING:

Number of Shares	Class of Shares	Amount Paid for Shares
100	Common	\$100,000 or \$1.00/share

NAME OF SHAREHOLDERS	IMMIGRATION STATUS	NATIONALITY	NUMBER OF SHARES HELD
TRIPLE J SAIPAN, INC.			60,000
MICHAEL S. BURGESS	US CITIZEN	AMERICAN	40,000

Date:

Signature

2/22/05

JAY B. JONES, Secretary

PRINT NAME & TITLE OF PERSON SIGNING
(Must be Director or Officer of the Corporation.)